

10/18/10 - Monday, October 18, 2010

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of October 18, 2010

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Klinkhammer, FitzGerald, Kayser, Hibbard, Duax, Larson, Seymour, Pearson

Staff Present: Messrs. Tufte, Noel, Genskow

The meeting was chaired by Mr. Kayser.

1. REZONING (Z-1475-10) “ Ordinance Amendment, Site Plan Timetable

Mr. Tufte presented an amendment to Chapter 18 “ Zoning Code to establish a timetable for site plan validity. The amendment provides a three-year timeline for actual development. If the timeline lapses, the site plan would need to be re-approved by the Plan Commission. The amendment ensures projects will meet current zoning standards. The ordinance would apply to all existing site plans.

The Plan Commission had several questions on the language of the text amendment, grandfather rights, and timeframes.

Mr. Hibbard moved to recommend approval of the site plan ordinance amendment. Mr. FitzGerald seconded and the motion carried. Mr. Pearson voted nay.

**2. CONDITIONAL USE PERMIT (CZ-1019) “ Non-accessory Parking, 818/820 S. Barstow Street and
SITE PLAN (SP-1037) “ Rooming House, 904 Graham Avenue**

Mr. Tufte presented a request to allow a non-accessory parking lot at 818/820 S. Barstow and for a proposed site plan rooming house at 904 Graham Avenue. Six stalls are available on the Barstow properties for this rooming house request. Parking is within 500 feet of the proposed rooming house. A number of conditions are required for approval.

Applicant, Gunnar Hagen of 3314 Fear Street, wanted to reinstate the rooming house license and the required parking. He will redesign the parking lot for 30 stalls and it will handle snow storage. Tenants have parking lot passes. He thinks the rooming house density fits with the existing R-4 zoning.

Mr. FitzGerald moved to approve the conditional use permit and site plan per staff report conditions. The provision of eight maximum occupants was added. Mr. Pearson seconded and the motion carried. Mr. Kayser voted nay.

3. CONDITIONAL USE PERMIT (CZ-1020) “ Garage, 3215 Sherman Street

Mr. Tufte presented the request to allow a 1,472 s.f. garage in excess of the 1,000 s.f. accessory use standard. The extra space is for a woodworking and metal hobby shop. A 10TM optional porch is included in the proposal.

Applicant, Thomas Schye of 3215 Sherman Street, stated he will not be selling products out of the house. He said his lot is a double-wide and most of new garage will not be seen from the street. He would locate the structure back some from where the current garage is and add insulation to not cause conflicts with the adjacent neighbor.

Sarah Donnellan of 3203 Sherman Street, stated she is looking at a 20% drop in residential value if the request is approved. She thought the proposal is too disruptive (noise and vibration) for her home being located 8TM to 10TM from the side property line. She said the proposed size is larger than some homes in the immediate area.

Howard and Sharry Hebert, 3127 Sherman Street, stated they received an appraiser valuation and they would be looking at devaluation in their market price.

Commissioners cited the testimony of immediate neighborsTM noise and vibration concerns as evidence enough to warrant a denial of the request.

Mr. FitzGerald moved to approve the conditional use permit. Mr. Klinkhammer seconded. All voted nay and the motion failed.

4. GENERAL SITE DEVELOPMENT PLAN (PZ-1008) “ Xcel Parking Lot, Black Avenue

Mr. Tufte presented a request to approve the site plan for expansion of an Xcel Energy parking lot at 1501 Black Avenue. The site plan shows applicant is above the required 46 parking stalls. Since they need more for periodic trainings, this seemingly warrants the extra parking proposed.

Applicant, Tom Nicolay with Xcel Energy, spoke in support of the project.

Mr. FitzGerald moved to recommend approval of the General Development Plan. Mr. Klinkhammer seconded and the motion carried.

5. CERTIFIED SURVEY MAP (CSM-10-10) “ 130 Hudson Street

Mr. Tufte presented the request to approve a variance in Subdivision Code standards to allow a nonconforming lot to be further reduced in size at 130 Hudson Street. The smaller lot design does not affect required setbacks and allows for the removal of a deteriorating garage.

The Commission had concerns over the lot size impervious surface coverage and if a garage could be rebuilt on the lot.

Edwards Michaels, of 1054 150th Avenue, Fall Creek, contacted the applicant to buy the land because the garage is leaning towards his property line. He had no concerns regarding delaying the item.

Mr. Klinkhammer moved to postpone the Certified Survey Map application until the November 15 meeting. Mr. FitzGerald seconded and the motion carried.

6. SITE PLAN (SP-1038) “ Chippewa Valley Eye Clinic Expansion, 2715 Damon Street

Mr. Tufte presented the request to approve a site plan for the expansion of the Chippewa Valley Eye Clinic. The site location is at the corner of Damon Street and Southtowne Drive. The lots will have to be consolidated and land will have to be dedicated to the City for a regional storm water pond. Sidewalk will have to be provided along Damon Street.

Applicant, Peter Hoeft, 310 Pinnacle Way, stated the parking is needed for the clinic™s expansion and adding new doctors.

Mr. Duax moved to approve the site plan. Mr. Klinkhammer seconded and the motion carried.

7. CAPITAL IMPROVEMENT PLAN 2011-2015 “ City of Eau Claire

Ms. Noland presented the request to find the Capital Improvement Plan consistent with the Comprehensive Plan. She noted several public development projects that are related to Comprehensive Plan.

Mr. Klinkhammer moved to recommend approval of the Capital Improvement 2011-2015 Plan being consistent with the City™s Comprehensive Plan. Mr. Seymour seconded and the motion carried. Mr. Hibbard voted nay.

8. DISCUSSION/DIRECTION

A. West Riverside District Plan

Mr. Tufte gave an update on the plan and the process seeking public input. The interim plan document will be expanded but the draft is for commission review on policy. He noted various buildings along Oxford Avenue and a riverfront park. He described several short-, mid- and long-term development>

Commissioners gave input. They noted there should be good access from the west to the riverfront and redevelopment areas. East/west streets should be carefully redesigned because of width limitations. Boundaries of the study area were discussed and deficiencies of the existing concentric zoning. Vision and expectations might be too high for the study area. Establishing a sense of place for the neighborhood will enhance redevelopment and livability. The High Bridge future trail was noted as important.

B. Western Avenue “ Code Compliance Issues

Mr. Tufte noted the property violations along Western Avenue and their status.

C. South Hastings Way “ Public Information Meeting

The conceptual street design of South Hastings Way meeting will be held this Wednesday.

D. No Scheduled Meeting “ November 1, 2010

Due to a lack of business items, the meeting is cancelled.

E. Code Compliance Items

None.

F. Future Agenda Items

None.

9. MINUTES

The minutes of the meeting of October 4, 2010, were approved.

